



92 Cockburn Crescent, Balerno, Edinburgh, EH14 7HU



## Welcome

Welcome to Cockburn Crescent, situated within a quiet and highly sought-after residential estate in the heart of Balerno, this well-proportioned two-bedroom lower villa offers spacious accommodation. Further benefits include private gardens to the front and rear, and the rare benefit of a single garage. The property presents an excellent opportunity for first-time buyers, downsizers or investors seeking a peaceful yet well-connected setting. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with useful storage
- South facing living/dining room with uninterrupted views of the Pentland Hills
- Fully fitted kitchen with direct access to the rear garden
- Two double bedrooms with built in storage
- Bathroom comprising WC, wash hand basin, bath with shower over, large storage cupboard
- Gas central heating
- Double glazing throughout
- Private gardens to the front and rear
- Single garage



## Balerno

Cockburn Crescent is ideally positioned within easy walking distance of Balerno's excellent local amenities including shops, cafes, schools and leisure facilities. The property is also well served by public transport links and provides easy access to the City Bypass, Edinburgh Park, and the city centre, while enjoying proximity to the Pentland Hills and Water of Leith walkway for outdoor recreation.

## Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.



# Get in touch

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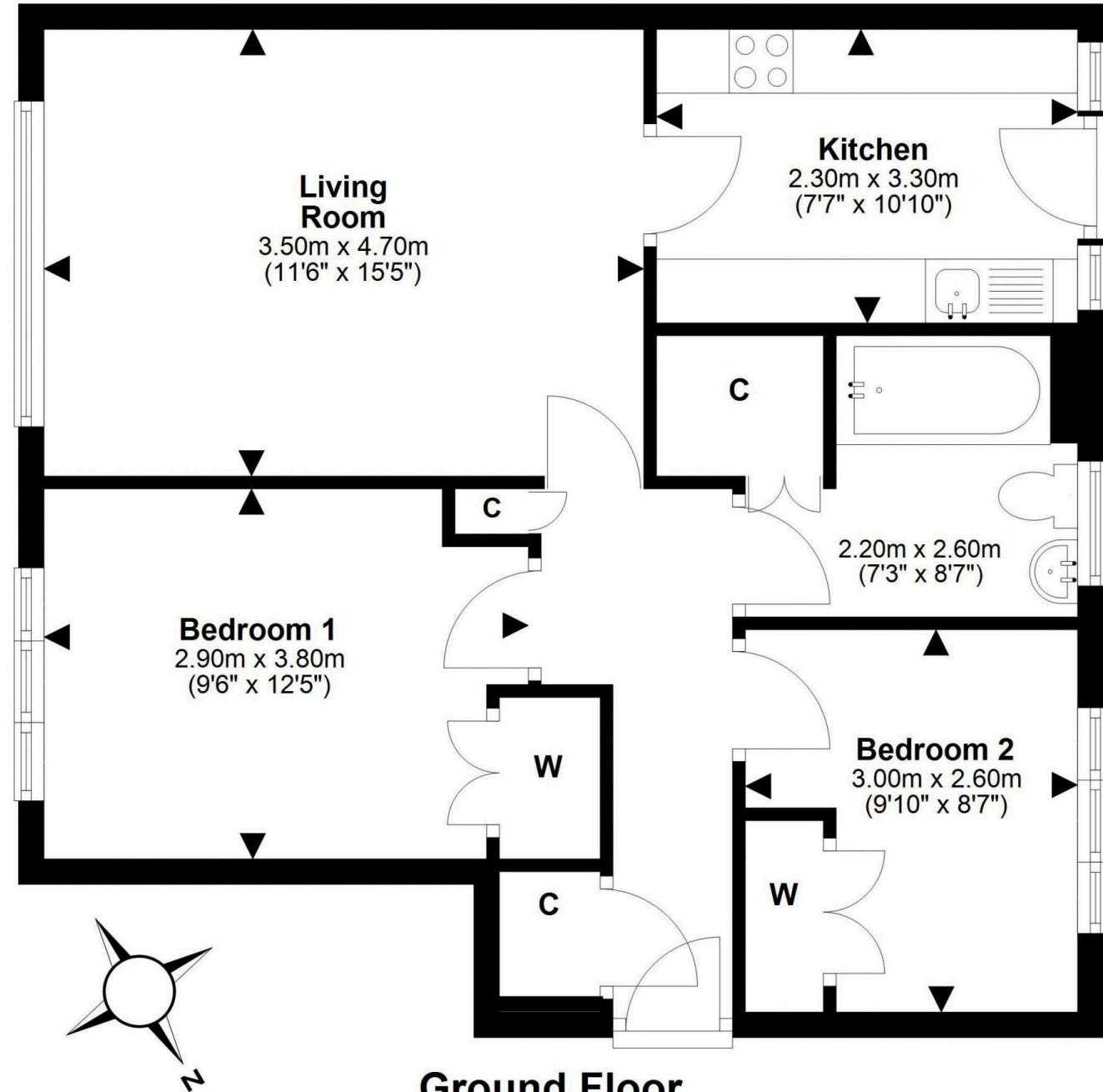
 0131 240 3818

Property Hub:  
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:  
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

**Disclaimer:** Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.